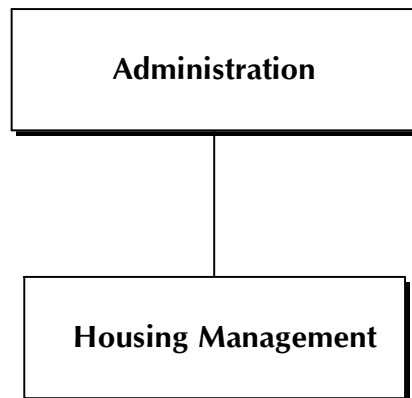


# Fund 941

## Fairfax County Rental Program

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### Mission

To manage affordable rental housing acquired by the Fairfax County Redevelopment and Housing Authority (FCRHA) and to maintain and preserve the units for long term rental availability.

### Focus

The Fairfax County Rental Program (FCRP) is a local rental-housing program developed and managed by the Department of Housing and Community Development (HCD) for the Fairfax County Redevelopment and Housing Authority (FCRHA). The FCRP is designed to provide affordable rental housing in the County for low- and moderate-income families. In addition, the seven Group Home properties provide housing for persons with disabilities in conjunction with the Fairfax-Falls Church Community Services Board (CSB) and the Virginia Housing and Development Authority (VHDA).

In FY 2006, 500 units and a 115-space mobile home park will be supported under the Fairfax County Rental Program for low- to moderate-income residents and 68 beds will be maintained in Group Homes. The FCRP includes projects developed by the FCRHA and other privately developed or rehabilitated housing units acquired by the FCRHA. The privately developed and rehabilitated sites are located throughout Fairfax County, primarily in converted condominium projects.

The operation of this program is primarily supported by tenant rents and County General Fund support in the amount of \$429,993 for condominium fees. In addition, debt service contributions are received from Fund 141, Elderly Housing, to provide support for the debt service costs of Little River Glen, a FCRHA elderly housing development. Accounting procedures require that the debt service for this project be paid out of Fund 941, Fairfax County Rental Program, although the operating costs are reflected in Fund 141, Elderly Housing. Fund 941 is also used to account for debt service payments on two facilities owned by the FCRHA and leased to Fairfax County: the United Communities Ministries (UCM) offices and the replacement Mondloch I emergency shelter (Creighton Square project).

In addition, HCD staff administers the contract between the FCRHA and private firms hired to manage two properties, Hopkins Glen and Cedar Ridge.

## Fund 941

### Fairfax County Rental Program

The following charts summarize the total number of units in the Rental Program and Group Homes in FY 2006 and the projected operating costs associated with the units:

<u>Project Name</u>	<u>Units</u>	<u>FY 2006 Cost</u>	<u>District</u>
Chatham Town	10	\$77,444	Braddock
Little River Square	45	348,487	Braddock
McLean Hills	25	247,869	Providence
Springfield Green	14	136,865	Lee
Colchester Towne	24	216,606	Lee
Penderbrook	48	376,929	Providence
Island Creek	8	61,954	Lee
Cedar Lakes	3	23,233	Hunter Mill
Westbriar	1	7,745	Providence
Faircrest	3	23,234	Sully
Wescott Ridge	10	77,444	Springfield
Working Singles Housing Program	20	16,349	Providence
FCRHA Operating	NA	135,431	Various
Woodley Homes Mobile Home Park	115	370,106	Mt. Vernon
Cedar Ridge <sup>1</sup>	198	0	Hunter Mill
Hopkins Glen <sup>1</sup>	91	0	Providence
United Community Ministries (Debt Service)	NA	37,970	Lee
Creighton Square (Debt Service)	NA	65,000	Providence
Little River Glen (Debt Service)	NA	522,947	Braddock
<b>Subtotal FCRP Operating</b>	<b>615</b>	<b>\$2,745,613</b>	

<sup>1</sup> The units at Cedar Ridge and Hopkins Glen are part of the FCRP Program. Both properties are managed and maintained by a private contractor. All funding for these units will be reported by the property management firm and reported to the agency on a regular basis.

## Fund 941

### Fairfax County Rental Program

The Group Homes program is summarized in the following table including the number of beds and the level of FY 2006 funding:

<u>Project Name</u>	<u>Beds/Units</u>	<u>FY 2006 Cost</u>
Minerva Fisher Group Home <sup>1</sup>	12	\$88,456
Rolling Road Group Home <sup>2</sup>	5	38,715
West Ox Group Home <sup>3</sup>	19	108,126
First Stop Group Home <sup>2</sup>	8	64,330
Mount Vernon Group Home <sup>2</sup>	8	39,791
Leland Group Home <sup>4</sup>	8	54,971
Patrick Street Group Home <sup>2</sup>	8	39,330
<b>Subtotal Group Homes</b>	<b>68</b>	<b>\$433,719</b>
<b>Total Beds/Fund Expenditures</b>	<b>683</b>	<b>\$3,179,332</b>
<b>Less: Debt Service</b>	<b>NA</b>	<b>(\$625,917)</b>
<b>Total Program Operations</b>	<b>683</b>	<b>\$2,553,415</b>

<sup>1</sup> Includes all Operating Expenses including utilities.

<sup>2</sup> Includes emergency Operating Expenses.

<sup>3</sup> Includes emergency Operating Expenses and grounds maintenance.

<sup>4</sup> Includes debt service payments.

### Budget and Staff Resources

<b>Agency Summary</b>					
<b>Category</b>	<b>FY 2004 Actual</b>	<b>FY 2005 Adopted Budget Plan</b>	<b>FY 2005 Revised Budget Plan</b>	<b>FY 2006 Advertised Budget Plan</b>	<b>FY 2006 Adopted Budget Plan</b>
Authorized Positions/Staff Years					
Regular	15/ 15	15/ 15	15/ 15	15/ 15	15/ 15
Expenditures:					
Personnel Services	\$1,041,229	\$1,118,125	\$1,118,125	\$1,340,857	\$1,340,857
Operating Expenses	1,805,323	1,838,475	1,921,975	1,838,475	1,838,475
Capital Equipment	53,345	0	0	0	0
<b>Total Expenditures</b>	<b>\$2,899,897</b>	<b>\$2,956,600</b>	<b>\$3,040,100</b>	<b>\$3,179,332</b>	<b>\$3,179,332</b>

<b>Position Summary</b>					
<b>HOUSING MANAGEMENT</b>	2	Painters I	1	General Building Maintenance Worker II	
3 Housing Services Specialists II	1	Plumber I	3	General Building Maintenance Workers I	
1 Electrician II	1	Refrig. and A/C Supervisor	1	Administrative Assistant IV	
1 Engineering Technician II			1	Administrative Assistant II	
<b>TOTAL POSITIONS</b>					
<b>15 Positions / 15.0 Staff Years</b>					

# Fund 941

## Fairfax County Rental Program

### FY 2006 Funding Adjustments

*The following funding adjustments from the FY 2005 Revised Budget Plan are necessary to support the FY 2006 program:*

- ◆ **Employee Compensation** **\$222,732**  
An increase of \$222,732 in Personnel Services is associated with salary adjustments necessary to support the County's compensation program and additional pro-rated salary, merit increment and fringe benefit requirements for 4/4.0 SYE positions transferred from Fund 950, FCRHA Partnerships to other FCRHA funds, due to the privatization of the Stonegate Village Apartments.
- ◆ **Repairs and Maintenance** **(\$83,500)**  
A net decrease of \$83,500 in Operating Expenses is primarily due to encumbered carryover for professional contracts and unencumbered carryover for the replacement 40 sheds at Woodley Nightingale, and projected expenditures for two new projects, Faircrest and Westbriar.

### Board of Supervisors' Adjustments

*The following funding adjustments reflect all changes to the FY 2006 Advertised Budget Plan, as approved by the Board of Supervisors on April 25, 2005:*

- ◆ The Board of Supervisors made no adjustments to this fund.

### Changes to FY 2005 Adopted Budget Plan

*The following funding adjustments reflect all approved changes in the FY 2005 Revised Budget Plan since passage of the FY 2005 Adopted Budget Plan. Included are all adjustments made as part of the FY 2004 Carryover Review and all other approved changes through December 31, 2004:*

- ◆ **Carryover Adjustments** **\$83,500**  
As part of the FY 2004 Carryover Review, \$83,500 was added due to encumbered carryover of \$13,500, unencumbered carryover of \$45,000 for the replacement 40 sheds at Woodley Nightingale, and an increase of \$25,000 in projected expenditures for two new projects, Faircrest and Westbriar. FY 2005 revenues increased \$92,171 for reimbursements from the Fairfax-Falls Church Community Services Board (CSB) for a ramp to be constructed at the Rolling Road Group Home and projected revenue for two new properties, Faircrest and Westbriar.

*The following funding adjustments reflect all approved changes to the FY 2005 Revised Budget Plan from January 1, 2005 through April 18, 2005. Included are all adjustments made as part of the FY 2005 Third Quarter Review:*

- ◆ The Board of Supervisors made no adjustments to this fund.

# Fund 941

## Fairfax County Rental Program

### FUND STATEMENT

Fund Type H94, Local Rental Housing Program

Fund 941, Fairfax County  
Rental Program

	FY 2004 Actual	FY 2005 Adopted Budget Plan	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan	FY 2006 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$1,431,704</b>	<b>\$1,455,228</b>	<b>\$1,753,827</b>	<b>\$1,872,911</b>	<b>\$1,763,029</b>
Revenue:					
Dwelling Rents	\$2,413,916	\$2,221,126	\$2,299,797	\$2,553,150	\$2,553,150
Investment Income <sup>1</sup>	40,712	72,304	72,304	63,651	63,651
Other Income	259,074	155,383	168,883	160,622	160,622
Debt Service Contribution (Little River Glen)	508,318	508,318	508,318	508,167	508,167
Total Revenue	\$3,222,020	\$2,957,131	\$3,049,302	\$3,285,590	\$3,285,590
<b>Total Available</b>	<b>\$4,653,724</b>	<b>\$4,412,359</b>	<b>\$4,803,129</b>	<b>\$5,158,501</b>	<b>\$5,048,619</b>
Expenditures:					
Personnel Services <sup>1</sup>	\$1,041,229	\$1,118,125	\$1,118,125	\$1,340,857	\$1,340,857
Operating Expenses <sup>1</sup>	1,805,323	1,838,475	1,921,975	1,838,475	1,838,475
Capital Equipment	53,345	0	0	0	0
Total Expenditures	\$2,899,897	\$2,956,600	\$3,040,100	\$3,179,332	\$3,179,332
<b>Total Disbursements</b>	<b>\$2,899,897</b>	<b>\$2,956,600</b>	<b>\$3,040,100</b>	<b>\$3,179,332</b>	<b>\$3,179,332</b>
<b>Ending Balance</b>	<b>\$1,753,827</b>	<b>\$1,455,759</b>	<b>\$1,763,029</b>	<b>\$1,979,169</b>	<b>\$1,869,287</b>
Replacement Reserve	\$443,243	\$443,243	\$443,243	\$1,395,482	\$1,285,600
Cash with Fiscal Agent	583,687	583,687	583,687	583,687	583,687
<b>Unreserved Ending Balance <sup>2</sup></b>	<b>\$726,897</b>	<b>\$428,829</b>	<b>\$736,099</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments in the amount of \$10,000 have been reflected as a decrease to FY 2004 revenues and audit adjustments in the amount \$99,882 have been reflected as an increase to FY 2004 expenditures. These adjustments have been included in the FY 2004 Comprehensive Annual Financial Report (CAFR). Details of the FY 2004 audit adjustments are included in the FY 2005 Third Quarter Package.

<sup>2</sup> The FY 2006 Unreserved Ending Balance decreases by more than 10 percent primarily due to the allocation of funding to the Replacement Reserve for FCRP properties. As the properties age, the possibility of significant repairs or replacement of major systems or structures such as heating, air conditioning and ventilation units, roofs, sidewalks, parking lots, etc., is anticipated.